



GIBBINS RICHARDS 

2 The Sidings, Mill Lane, Wiveliscombe, Taunton TA4 2DX

£169,950

GIBBINS RICHARDS 
Making home moves happen

A remarkably spacious two bed roomed ground flat situated in a modern block on the edge of Wiveliscombe.

Tenure: Leasehold / Energy Rating: C / Council Tax Band: A

The flat occupies a ground floor position and has a communal entrance door with entry phone system and communal hallway to the main private door of the flat. The flat has a very spacious entrance hall with two good sized storage cupboards and ample space for office space or book shelves etc. There is a large bathroom, two double bedrooms and a lovely sitting room with a kitchen off. The flat is beautifully presented throughout and features good sized windows which let in a great deal of natural light and also a window between the sitting room and hallway, thus lightening the hallway significantly. The property comes with a share of the freehold, a parking space plus visitors spaces and communal gardens. It is deemed an ideal first time buy, retirement property or investment purchase. An internal viewing is highly recommended.

SHARE OF FREEHOLD
PARKING SPACE PLUS VISITOR SPACES
IDEAL FIRST TIME, RETIREMENT OR INVESTMENT BUY
COMMUNAL GARDEN AREAS
SPACIOUS GROUND FLOOR TWO BED FLAT
CYCLE SHED PLUS BIN STORE
COMFORTABLE AND PRACTICAL LIVING SPACE
GAS CENTRAL HEATING AND NOISE INSULATED
LIVING ROOM, BATHROOM AND KITCHEN





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Communal Entrance Door

With entry phone system leading to;

Communal Hallway

Leading to personal door to the flat.

Entrance Hall

Two built-in cupboards.

Bathroom

7' 4" x 6' 11" (2.23m x 2.11m)

Bedroom 2

13' 5" x 7' 2" (4.09m x 2.18m)

Bedroom 1

14' 4" x 8' 10" (4.37m x 2.69m) plus door recess.

Sitting Room

14' 1" x 12' 3" (4.29m x 3.73m) plus door recess.

Kitchen

5' 9" x 10' 2" (1.75m x 3.10m)

Outside

Communal garden area. Parking space plus visitor spaces. Cycle shed plus bin store.

Tenure and Outgoings

The flat benefits from an original 999 year lease dated from 1st October 2017 (993 remaining).

Share of freehold. The service charge is approximately £826 per annum to include all outgoings for the management company.



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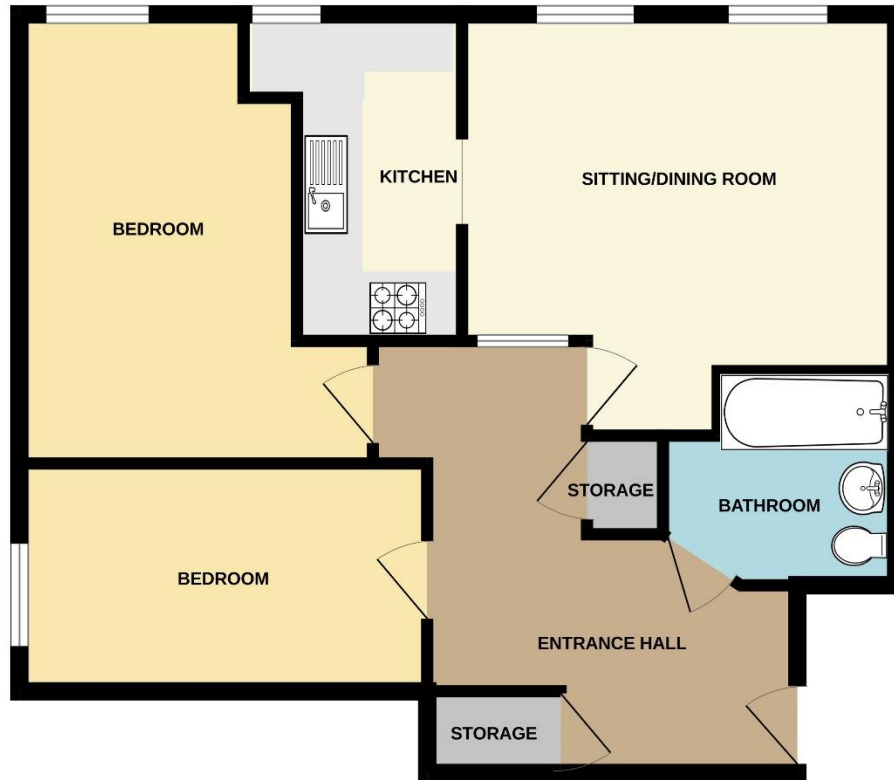


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GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA: 633 sq.ft. (58.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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